

**BUTLER-JINDALEE**

**AGREED DISTRICT STRUCTURE PLAN**

**Structure Plan No. 39  
Agreed: 20 October 2006**

**This Structure Plan was prepared under the provisions of Part 9 of City of  
Wanneroo District Planning Scheme No. 2**

**CERTIFICATION OF AGREED STRUCTURE PLAN**

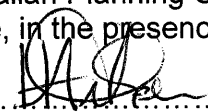
**BUTLER-JINDALEE DISTRICT STRUCTURE PLAN**

CERTIFIED THAT AGREED BUTLER-JINDALEE  
DISTRICT STRUCTURE PLAN  
WAS ADOPTED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING  
COMMISSION ON ..... 20 OCT 2006 .....

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to  
section 57 of the ~~Western Australian Planning Commission Act 1985~~ <sup>PLANNING AND DEVELOPMENT ACT 2005</sup> for that  
purpose, in the presence of:

 Witness

..... 15 NOV 2006 ..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF  
WANNEROO ON ..... 29 NOV 2005 .....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT  
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....  
Mayor, City of Wanneroo

.....  
Chief Executive Officer, City of Wanneroo

..... Date

**This Structure Plan is prepared under the provisions of Part 9 of the  
City of Wanneroo District Planning Scheme No. 2**

## **PART 1**

### **STATUTORY SECTION DOCUMENT**

#### **BUTLER-JINDALEE DISTRICT STRUCTURE PLAN**

As provided for under the provisions of the City of Wanneroo District Planning Scheme No. 2 ('the Scheme'), this part of the Butler-Jindalee District Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

#### **1.0 STRUCTURE PLAN AREA**

The land subject of the Structure Plan comprises Lots 7, 8, 11, 31, 32 and 33 Butler and part Ridgewood, Lot 3 Alkimos and Lots 9, 10 and 12 Jindalee.

#### **2.0 DISTRICT STRUCTURE PLAN**

2.1 Plan No.1 District Structure Plan

2.2 Status: The District Structure Plan provides the broad district level planning framework for development of the Structure Plan area. It provides the broad disposition of land use, major roads, rail and other community infrastructure. It is intended that the Structure Plan will form the general basis for subsequent preparation of Local Structure Plans over portions or precincts (generally superlots or equivalent areas) of the area. Those Local Structure Plans will comprise zonings, residential density codings, a more detailed level of planning for community infrastructure, and development standards and requirements.

### **3.0 PROVISIONS**

- 3.1 This Structure Plan does not include a plan showing zonings, residential density codings and detailed development standards and requirements. Consequently, no subdivision or development should be commenced or carried out until such time as a Local Structure Plan has been prepared and agreed by Council and the Western Australian Planning Commission for the relevant portions of the Structure Plan area. Note however that the Structure Plan area is zoned under the Scheme and parts of the area are already subject of Agreed Local Structure Plans.
- 3.2 The following matters shall be considered in the preparation of the Agreed Local Structure Plans for the district (as applicable to the respective precincts or superlots):
- i) Incorporation of design requirements relating to the rail noise impact for dwellings abutting and one lot back from the proposed rail line;
  - ii) Detailed vegetation surveys to identify the significance and retention value and to define the detailed location and extent of conservation areas;
  - iii) Preparation of management plans for the proposed conservation and foreshore areas;
  - iv) Preclusion of earthworks within conservation and foreshore areas other than that relating to the development of reserve features or special development nodes;
  - v) Preparation of ethnographic and archaeological surveys;

- vi) Incorporation of the District Open Space proposed on Lots 3 and 8 and being of area 11 hectares for multipurpose recreational and community uses. This open space area shall be unconstrained by drainage or other infrastructure or services; and
  - vii) Provision of railway station precincts in accordance with the Western Australian Planning Commission's policies.
- 3.3 Sustainability Indicator Targets based on the principles established as part of the District Structure Plan to be agreed and implemented as part of Local Structure Plan amendments which define new development stages within the District Structure Plan area.
- 3.4 The location and retail nett lettable area of all centres within the Structure Plan area shall be determined as a result of finalisation of the Retail Strategy Study submitted in conjunction with this Structure Plan and which is undergoing a separate approval process through the City's Centres Strategy.
- 3.5 This Structure Plan proposes modification of the regional roads reservations for Marmion Avenue, Connolly Drive and Romeo Road, and the possible addition of a further regional road at Brighton Boulevard. Upon Council and Commission endorsement of the Structure Plan and ultimately an Amendment to the Metropolitan Region Scheme to reflect these modifications, it will be necessary to revise the Clarkson-Butler District Developer Contributions Arrangements provisions in the Scheme and to include Lot 3 Alkimos in those or alternative developer contribution arrangements. This provision serves as acknowledgement by the parties to such requirements.